142.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,600 / 818,600
					USE VALUE:	818,600 / 818,600
					ASSESSED:	818,600 / 818,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORNELL ANDREW
Owner 2:	COLTRERA FRANCESCA
Owner 3:	
Street 1:	100 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,295 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2041 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5295.000	352,100	3,400	463,100	818,600
Total Card	0.122	352,100	3,400	463,100	818,600
Total Parcel	0.122	352,100	3,400	463,100	818,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.08 | /Parcel: 401.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 92134
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,900	3400	5,295.	463,100	818,400	818,400	Year End Roll	12/18/2019
2019	101	FV	264,900	3400	5,295.	434,100	702,400	702,400	Year End Roll	1/3/2019
2018	101	FV	264,900	3400	5,295.	358,900	627,200	627,200	Year End Roll	12/20/2017
2017	101	FV	264,900	3400	5,295.	329,900	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	264,900	3400	5,295.	301,000	569,300	569,300	Year End	1/4/2016
2015	101	FV	258,600	3400	5,295.	295,200	557,200	557,200	Year End Roll	12/11/2014
2014	101	FV	258,600	3400	5,295.	274,400	536,400	536,400	Year End Roll	12/16/2013
2013	101	FV	258,600	3400	5,295.	261,100	523,100	523,100		12/13/2012

!110411

PRINT

Date	Time
12/11/20	01:15:20

LAST REV

Date	Time
05/30/18	09:13:49

ekelly

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11041

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DICRISTINA PAUL	30570-224		8/20/1999		336,000	No	No		
KOCH KEVIN P	25870-389		12/4/1995		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2017	646	Redo Bat	22,000	C				
11/12/2013	1663	Manual	16,000	C				
1/15/2013	57	Manual	57,950	C				
7/17/2007	585	Addition	40,000	C		G9	GR FY09	2 STORY REAR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/3/2014	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/18/2009	Inspected	189	PATRIOT
2/3/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Info At Door	256	PATRIOT
11/17/1999	Entry Denied	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	92134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5295		Sq. Ft.	Site		0	80.	1.09	9									463,080						463,100	

Total AC/HA: 0.12156 | Total SF/SM: 5295 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 463,080 | Spl Credit | Total: 463,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26655889
Const Adj.:	1.04511273
Adj $ / SQ:	165.462
Other Features:	100000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432604
Depreciation:	80464
Depreciated Total:	352140

COMMENTS

OF=TOILET IN BMT ENTRY DENIED INFO AT DOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	2

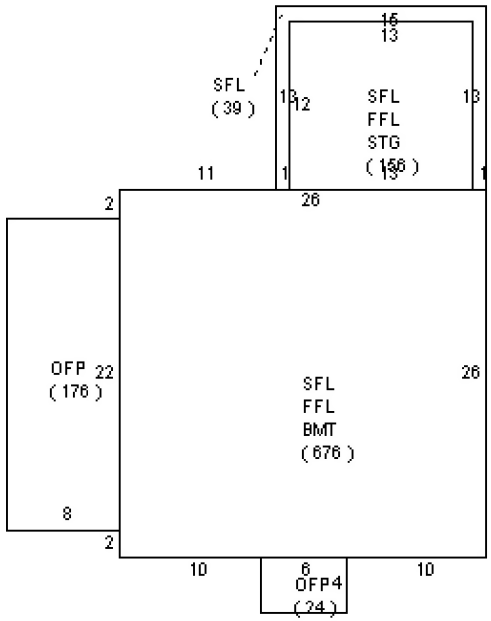
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.46
Special Features:	0	Val/Su Net:	128.74
Final Total:	352100	Val/Su SzAd	206.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	871	165.460	144,117
FFL	First Floor	832	165.460	137,664
BMT	Basement	676	65.770	44,461
OFP	Open Porch	200	25.870	5,173
STG	Storage	156	7.610	1,187

Net Sketched Area:	2,735	Total:	332,602
Size Ad	1703	Gross Are	2735	FinArea	2041
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1926	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc